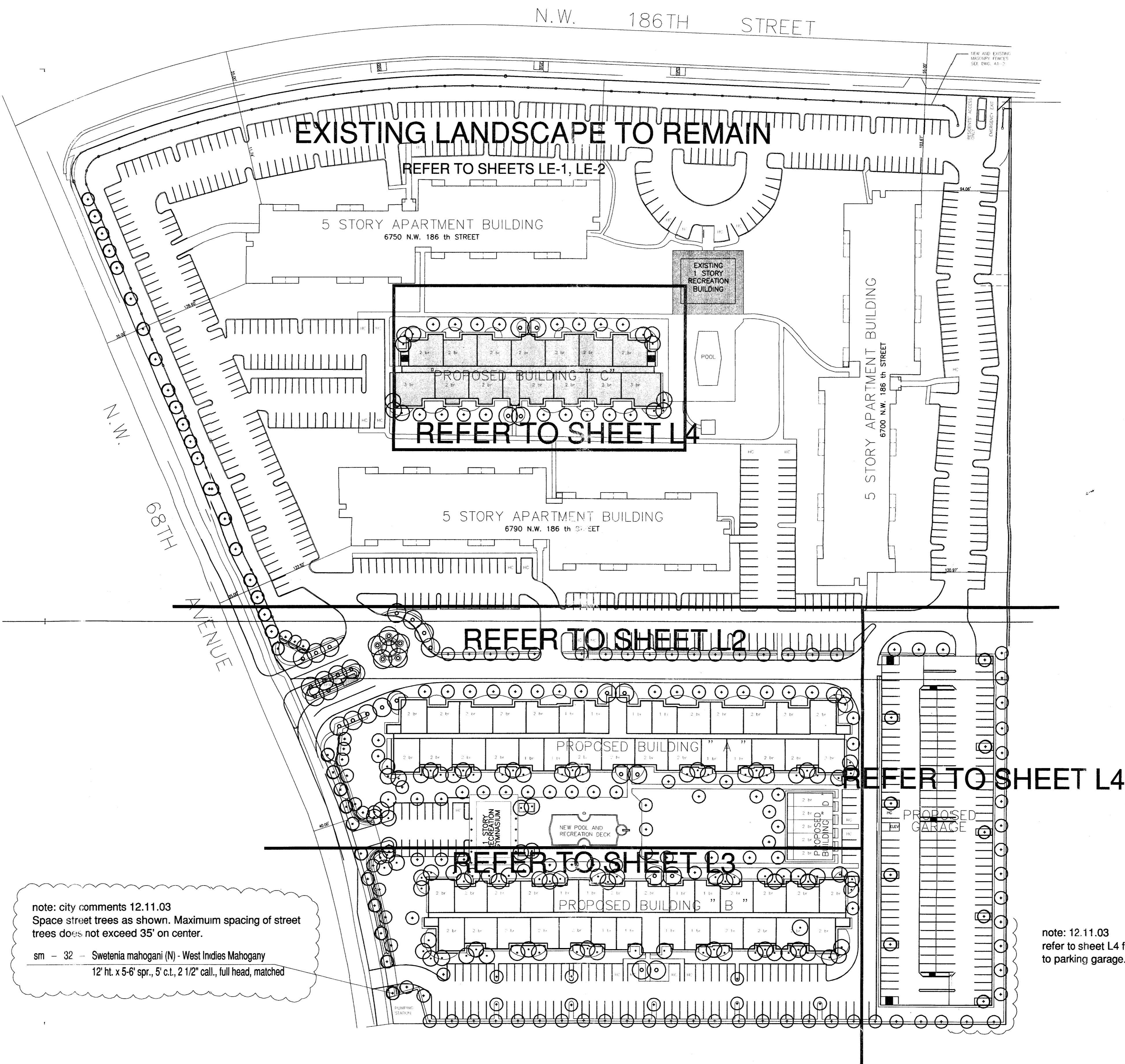
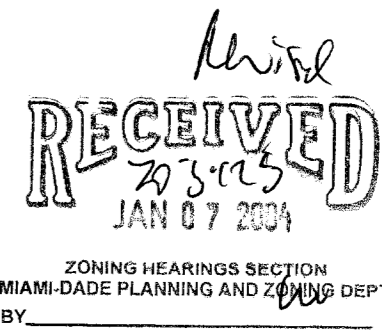


Phase II Country Club Towers Apartment Complex
NW 68th Avenue and 186th Street Miami, Florida



overall site plan

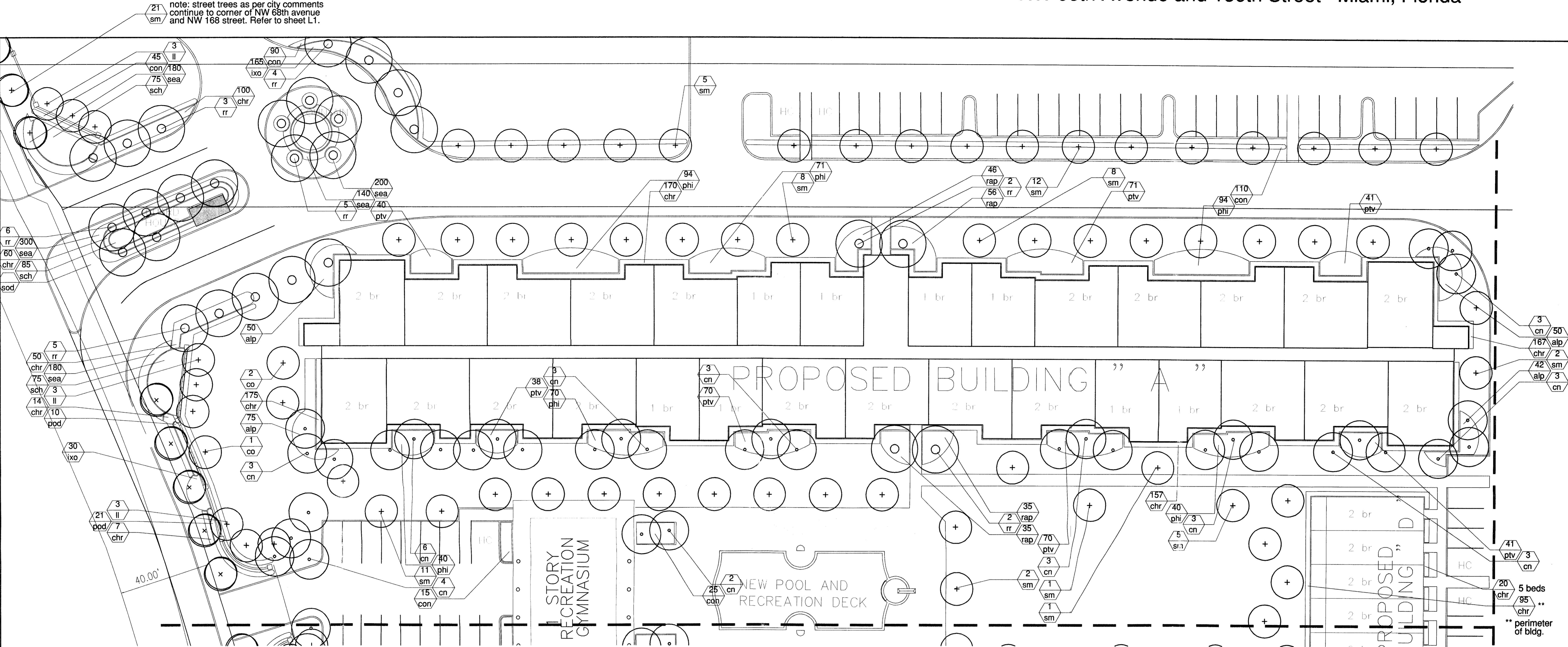
note: 12.11.03
refer to sheet L4 for addition of planting
to parking garage.



50'

JAN 06 2004

general revision	01.06.04
city comments	12.11.03
	12.5.03
	11.03.03
Revisions	8.25.03
Revisions	8.7.03
Date	5.15.03
Job number	0302
Sheet number	



PLANT LIST -

Trees:	
cn - 36	- Cocos nucifera 'Green Malayan'
4-14' g.w. staggered hts.	
co - 3	- Chrysophyllum oliviforme (N) - Satin Leaf
10' ht. x 5-6' spr. 5' c.t. 2" cal. full head	
ll - 9	- Ligustrum lucidum - Glossy Privet
11'0" ht. x 5-6' spr. 5' c.t. 2" cal. full head	
rr - 27	- Floystonia regia
11'4' g.w. matched	
sm - 76	- Swetenia mahogany (N) - West Indies Mahogany
11'0" ht. x 5-6' spr. 5' c.t. 2" cal. full head	

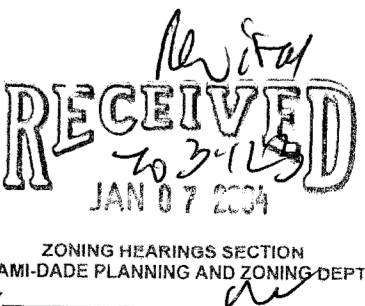
PLANT LIST -

Shrubs and Groundcovers	
alp - 217	- Alpinia z.'Variegata' - Variegated Ginger
3 gal. 16-18" ht. x spr. full 2' o.c.	
chr - 1015	- Chrysobalanus ic. 'Red-Tip' (N) - Red Tip Cocoplum
3 gal. 24" ht. x 14-16" spr. full 2' o.c.	
con - 240	- Conocarpus er. 'sericeus' (N) - Silver Buttonwood
3 gal. 24" ht. x 14-16" spr. full 2' o.c.	
ixo - 195	- Ixora c. 'Nora Grant' - Pink Ixora
3 gal. 16-18" ht. x spr. full 2' o.c.	
phi - 409	- Philodendron selloum - Split Leaf Philodendron
3 gal. 16-18" ht. x spr. full 2' o.c.	
pod - 31	- Podocarpus macrophyllus - Yew
3 gal. 16-18" ht. x spr. full 2' o.c.	

ptv - 371	- Pittosporum l. 'Variegata' - Variegated Pittosporum
3 gal. 16-18" ht. x spr. full 2' o.c.	
rap - 172	- Raphiolepis in. 'Dwarf Pink' - Dwarf Pink India Hawthorne
3 gal. 16-18" ht. x spr. full 2' o.c.	
sch - 235	- Schefflera a. 'Variegata' - Dwarf Variegated Schefflera
3 gal. 16-18" ht. x spr. full 2' o.c.	
sea - 1000	- Seasonal Flowers - Same
6" pots full 12" o.c.	
sod -	- St. Augustine Flor-tam
solid sod	

planting plan

20'



general revision 01.06.04

city comments 12.11.03

12.5.03

11.03.03

8.25.03

8.7.03

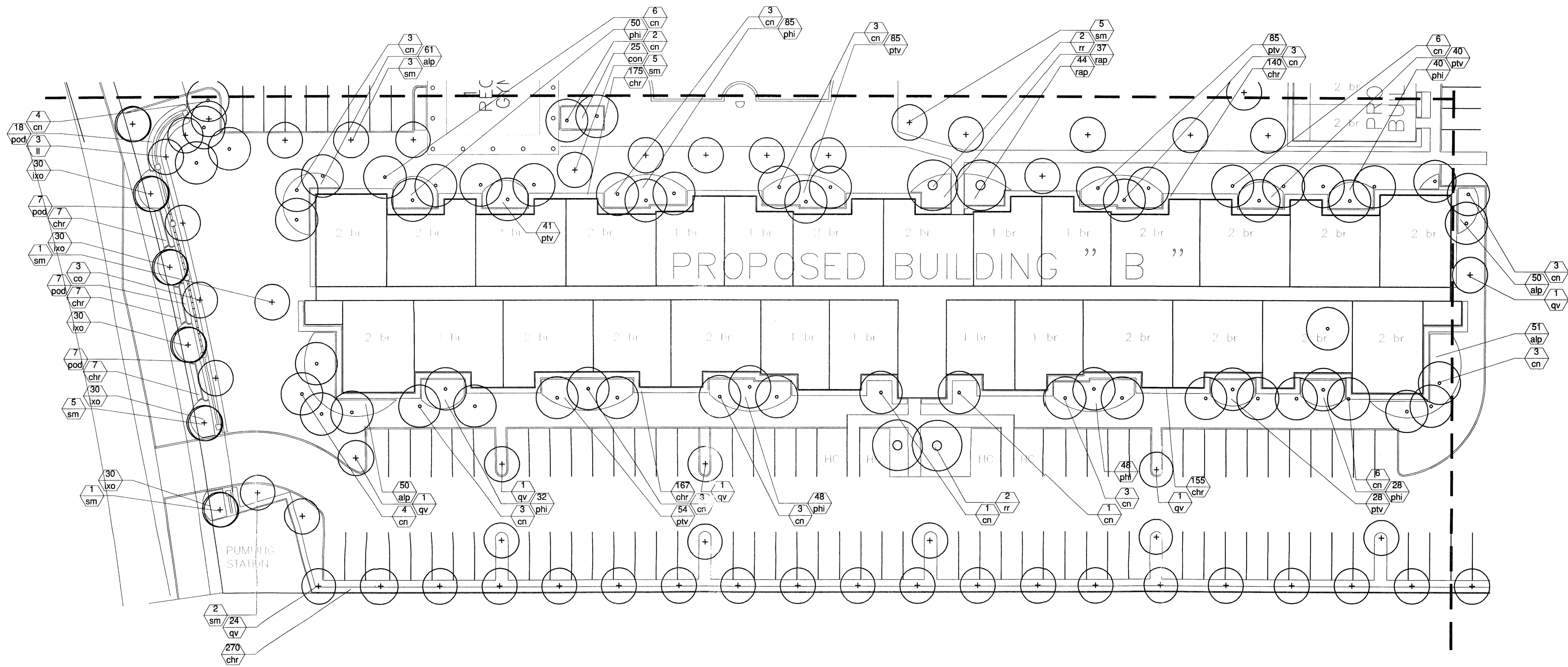
5.15.03

0302

Job number

Sheet number

Country Club Towers Apartment Complex
NW 68th Avenue and 186th Street Miami, Florida



PLANT LIST -

Trees:	
cn	60 - Cocos nucifera 'Green Malayan' 4-14" g.w. staggered hts.
co	3 - Chrysophyllum oliviforme (N) - Satin Leaf 10' ht. x 5-6" spr. 5' c.t. 2" cal. full head
ll	3 - Ligustrum lucidum - Glossy Privet 10' ht. x 5-6" spr. 5' c.t. 2" cal. full head
qv	29 - Quercus virginiana (N) - Live Oak 10' ht. x 5-6" spr. 5' c.t. 2" cal. full head
rr	4 - Roystonea regia 14" g.w. matched
sm	22 - Swetenia mahogani (N) - West Indies Mahogany 10' ht. x 5-6" spr. 5' c.t. 2" cal. full head

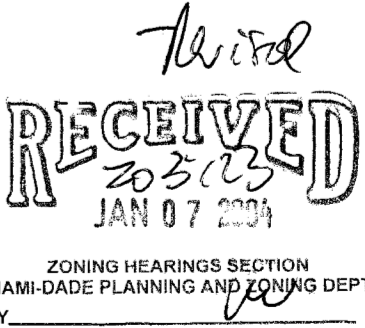
PLANT LIST -

Shrubs and Groundcovers	
alp	212 - Alpinia z.'Variegata' - Variegated Ginger 3 gal. 16-18" ht. x spr. full 2' o.c.
chr	788 - Chrysobalanus ic. 'Red-Tip' (N) - Red Tip Cocoplum 3 gal. 24" ht. x 14-16" spr. full 2' o.c.
con	25 - Conocarpus er. 'sericeus' (N) - Silver Buttonwood 3 gal. 24" ht. x 14-16" spr. full 2' o.c.
ixo	120 - Ixora c. 'Nora Grant' - Pink Ixora 3 gal. 16-18" ht. x spr. full 2' o.c.
phi	331 - Philodendron selloum - Split Leaf Philodendron 3 gal. 16-18" ht. x spr. full 2' o.c.
pod	39 - Podocarpus macrophyllus - Yew 3 gal. 16-18" ht. x spr. full 2' o.c.
ptv	248 - Pittosporum t. 'Variegata' - Variegated Pittosporum 3 gal. 16-18" ht. x spr. full 2' o.c.
rap	81 - Raphiolepis in. 'Dwarf Pink' - Dwarf Pink India Hawthorne 3 gal. 16-18" ht. x spr. full 2' o.c.
sod	- St. Augustine Flor-tam solid sod

planting plan

20'

EGS2corp.
landscape architecture



general revision 01.06.04
city comments 12.11.03

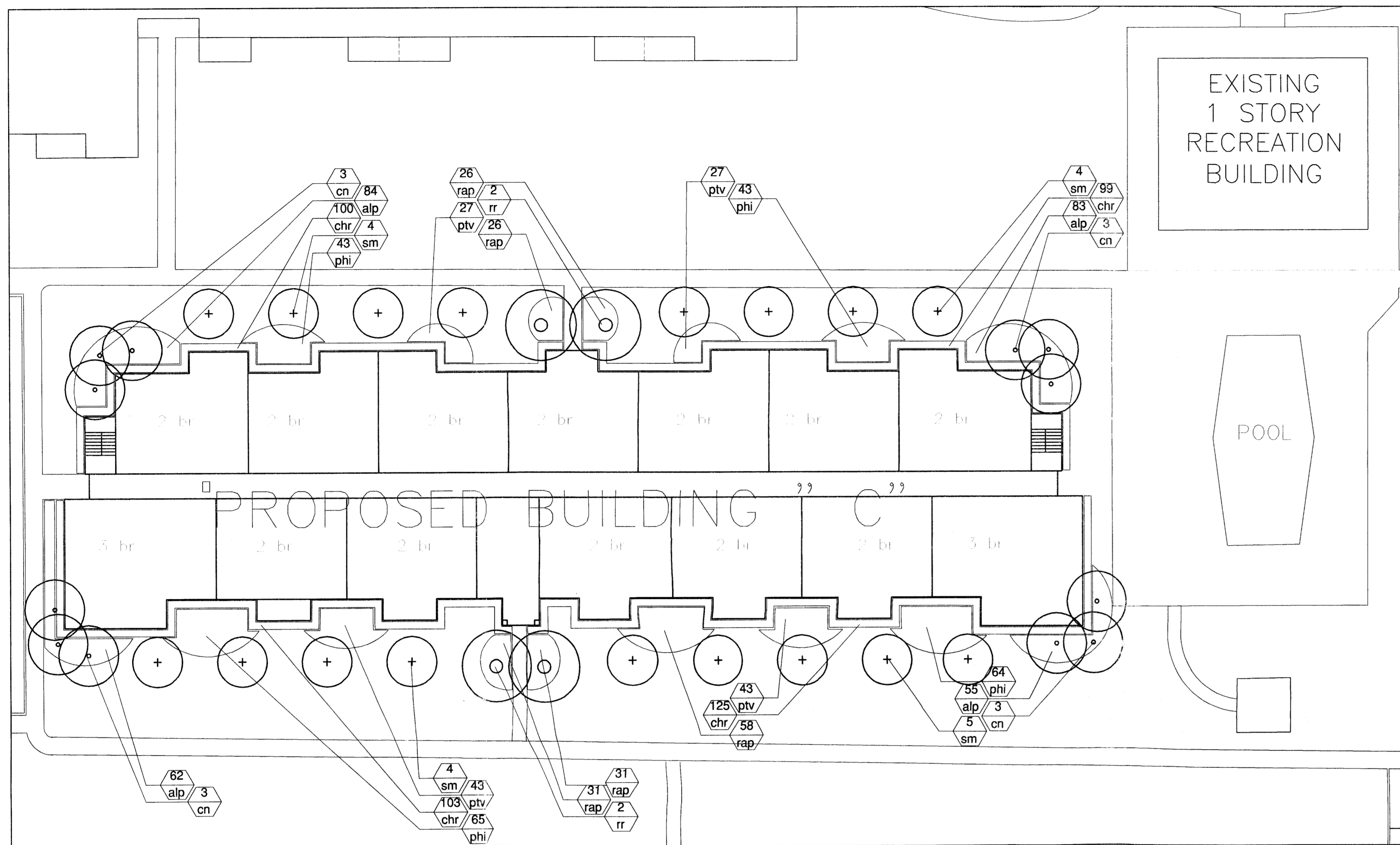
12.5.03
11.03.03
8.25.03
Date
8.7.03
Job number
5.15.03
Sheet number
0302

5996 S.W. 70th Street
South Miami, Florida
305 • 274 • 2702
William A. Eager, A.S.L.A.
Lic. # LA0001187

L3

Country Club Towers Apartment Complex

NW 68th Avenue and 186th Street Miami, Florida



PLANT LIST —	
	Trees:
cn — 12	Cocos nucifera 'Green Malayan'
	4-14' g.w. staggered hts.
rr — 4	Roystonea regia
	14' g.w. matched
sm — 17	Swietenia mahogany (N) - West Indies Mahogany
	10' ht. x 5-6" spr. 5' c.t. 2' cal. full head

PLANT LIST		
		Shrubs and Groundcovers
alp	284	Alpinia z.'Variegata' - Variegated Ginger
		3 gal. 16-18" ht. x spr. full 2' o.c.
chr	427	Chrysobalanus ic. 'Red-Tip' (N) - Red Tip Cocoplum
		3 gal. 24" ht. x 14-16" spr. full 2' o.c.
phi	215	Philodendron selloum - Split Leaf Philodendron
		3 gal. 16-18" ht. x spr. full 2' o.c.
ptv	113	Pittosporum t. 'Variegata' - Variegated Pittosporum
		3 gal. 16-18" ht. x spr. full 2' o.c.
rap	199	Raphiolepis in. 'Dwarf Pink' - Dwarf Pink India Hawthorne
		3 gal. 16-18" ht. x spr. full 2' o.c.
sod		St. Augustine Flor-tam
		solid sod

PLANT LIST —

Trees:

ce — 9 — *Conocarpus erectus* - Green Buttonwood (N)

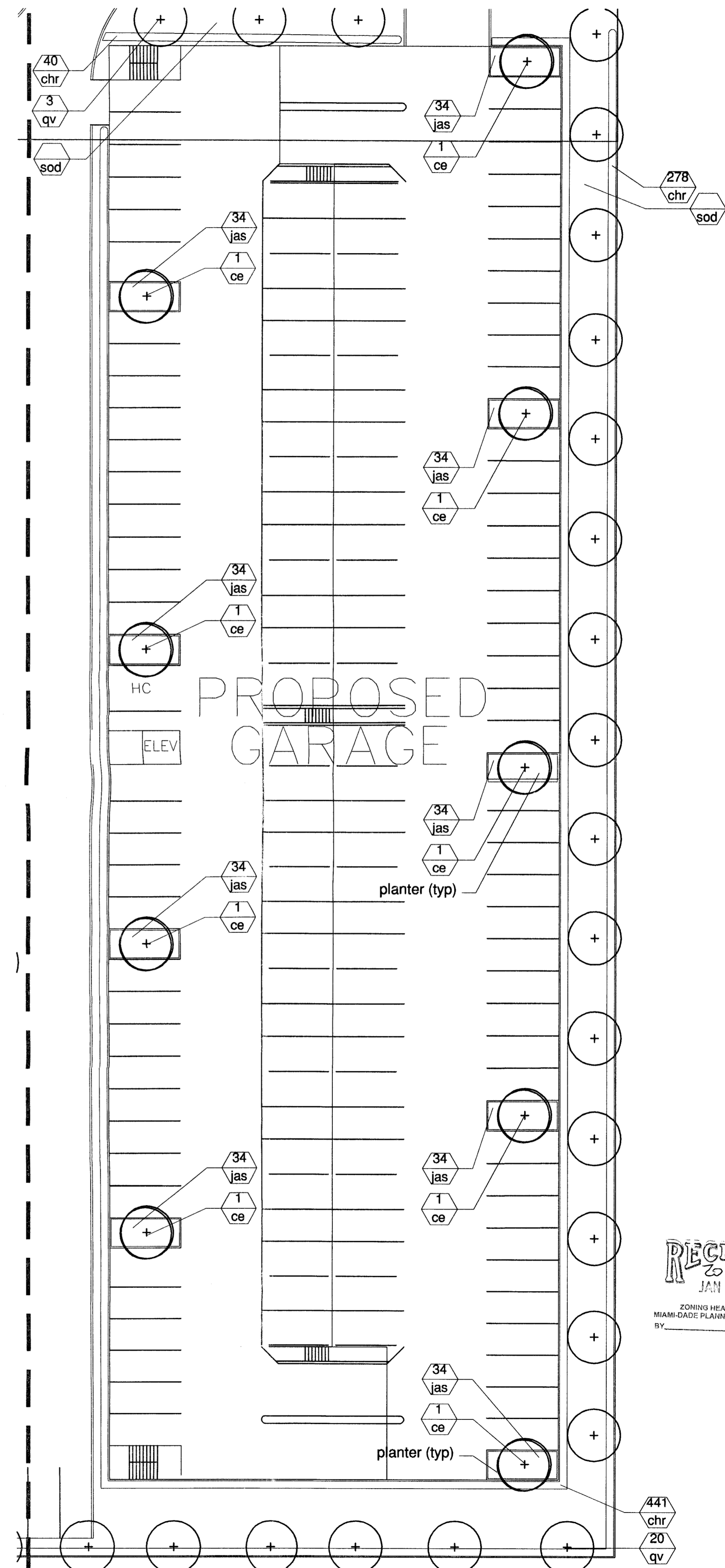
10' ht. x 5-6' spr., 4' c.t., full head, matched

qv — 23 — *Quercus virginiana* (N) - Live Oak

10' ht. x 5-6' spr, 5' c.t. 2" cal. full head

PLANT LIST	
Shrubs and Groundcovers	
chr	759 Chrysobalanus ic. 'Red-Tip' (N) - Red Tip Cocoplum
3 gal. 24" ht. x 14-16"spr. full 2' o.c.	
jas	306 Jasminium velubile - Wax Jasmine
3 gal. 24" ht. x 14-16"spr. full 2' o.c.	
sod	St. Augustine Flor-tam
solid sod	

note: 12.11.03
addition of planters to garage



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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

general revision 01.06.04

city comments 12.11.03

12.5.03

11.03.03

8.25.03

8.7.03

5.15.03

number
0302

et number

planting plan

20'

EGS2corp.
landscape architecture

5996 S.W. 70th Street
South Miami Florida
305 • 274 • 2702

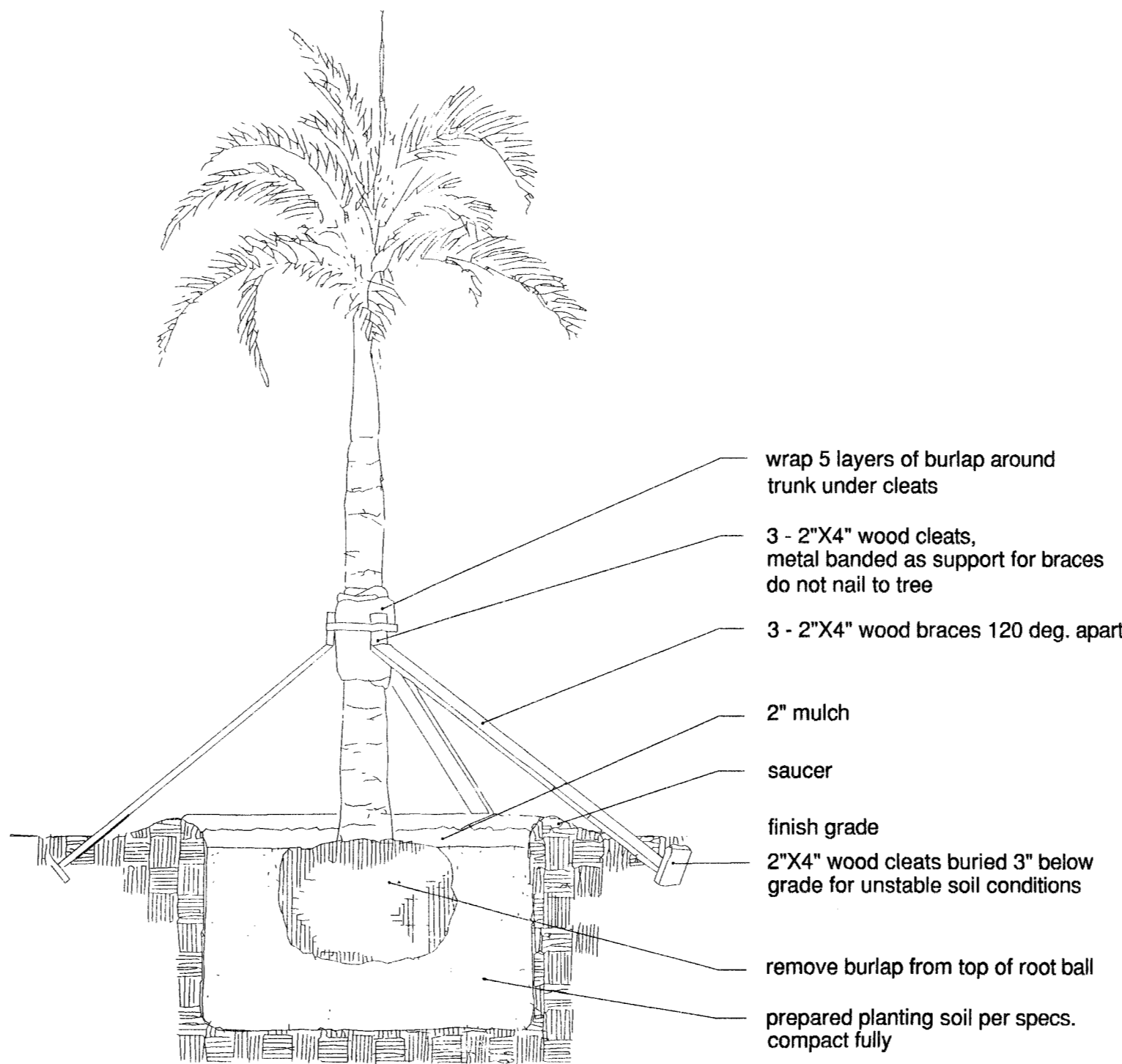
William A. Eager, A.S.L.A.
Lic. # LA0001187

4

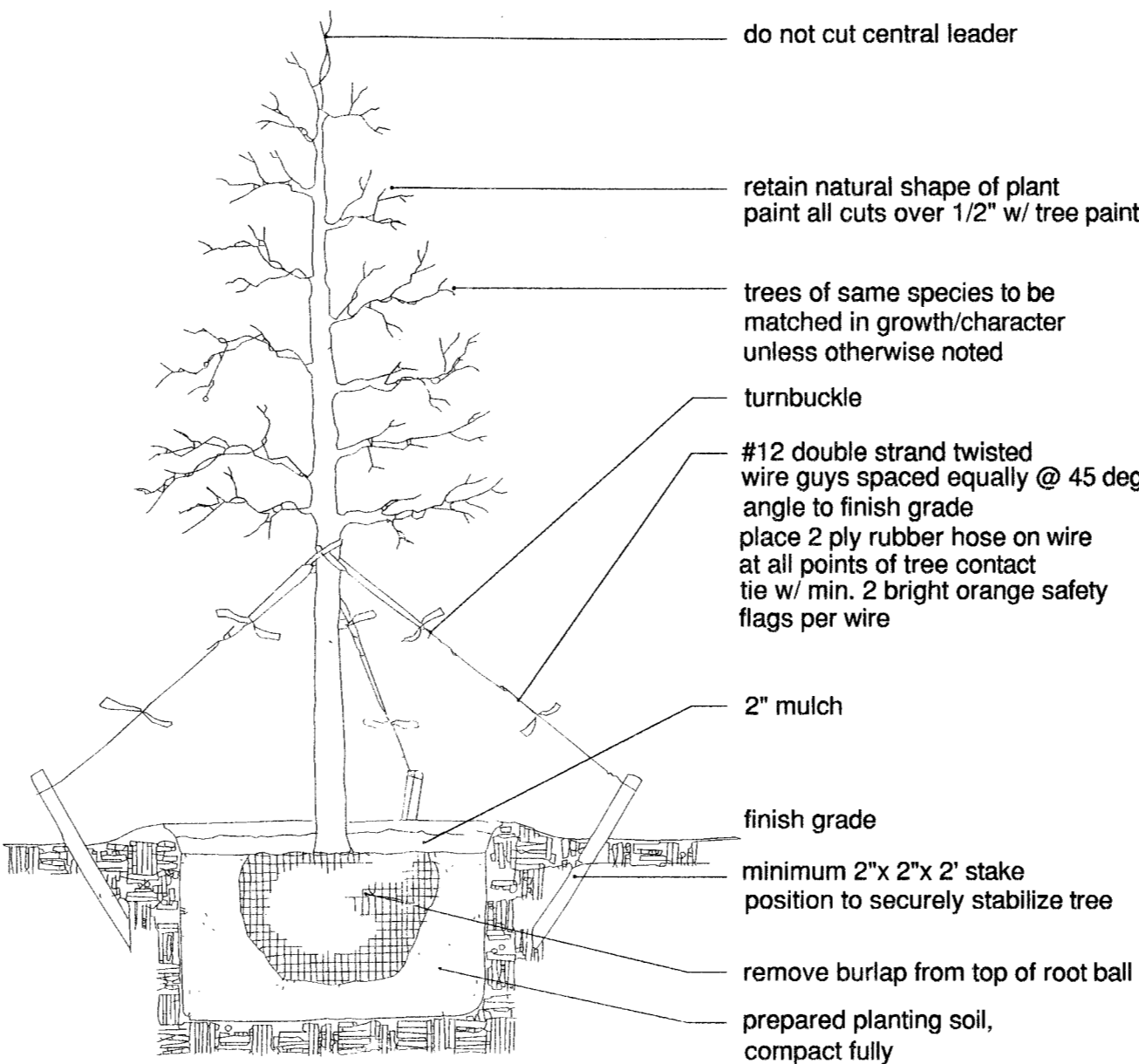
plant specifications

- Landscape Contractor shall be familiar w/ all work required by these drawings. This shall include all grading plans and detail sheets indicating depths of all plantings on the pool deck. If these sheets are not included, contact General Contractor.
- All plant material furnished by the Landscape Contractor unless otherwise specified in Grades and Standards for Nursery Plants, second edition: February 1998, by the Florida Department of Agriculture and Consumer Services Division of the Plant Industry, shall be Florida Grade #1 or better.
- All shrubs and groundcovers shall be guaranteed for 1 year from date of final acceptance. All trees and palms shall be guaranteed for 1 year from date of final acceptance. Sod shall be guaranteed for 90 days from final acceptance.
- Planting soil shall be weed free and consist of 60% clean silica sand, 30% everglades muck and 10% Canadian peat. All plants shall be installed with planting soil as indicated on details.
- Landscape Contractor shall be responsible for placement of planting soil on raised pool deck. Soil level as indicated on plans and details shall be after settlement.
- Landscape Contractor shall take all steps required to make all planting beds weed and grass free prior to planting.
- Landscape Contractor shall locate and verify all underground utilities prior to digging.
- All trees shall be staked and/or guyed in a good workmanlike manner as per attached details. No nail staking permitted.
- Any wire guys and/or fabric straps shall be flagged w/ fluorescent colored tape as shown in details.
- All trees shall be fertilized at installation w/ "Agriform Pills", 21 gram size, w/ a 20-10-5 formulation., (or approved equal) according to manufacturers recommendations.
- All other plants shall be fertilized at installation w/ "Osmocot" time release pellets (or approved equal) according to manufacturers recommendations.
- All trees in sod areas to have a 30" ring covered w/ a 2" layer of shredded mulch. Cover all shrub beds w/ a 2" layer of shredded mulch (other than cypress).
- Sod shall be St. Augustine 'Flor-Tam' (unless otherwise noted) laid w/ alternating abutting joints. Sod shall be laid to edge of curb or right of way. Sod in all areas not covered w/ plant material, paving, gravel or mulch. Sod to be laid level and w/ tight joints. Edges to be clean and smoothly cut to follow outline shown. Landscape Contractor responsible for take-off and 100% coverage of areas.
- Where quantities and/or species differ between the planting plans and plant lists, the plans shall take precedence.
- Landscape Contractor is responsible for doing a take-off of the attached plans. Plant list provided is for guidance only. Landscape Contractor, in submitting a proposal based on these plans, is responsible for all materials as noted on plans.
- Discrepancies shall be brought to the attention of the Landscape Architect.
- No changes shall be made without the prior consent of the Landscape Architect.
- All planting beds shall be treated w/ a pre-emergent herbicide as approved by the Landscape Architect.
- Landscape Contractor is responsible for coordinating with the General Contractor or Owner any and all conditions which may affect the scope of work.
- Landscape contractor shall include in bid all materials and labor as required to complete the job as indicated on the plans and as directed by the General Contractor. Bid shall include, filter fabric, drainage mat, protection board, mulch, crane and other equip., etc..
- All plant material shall meet or exceed specifications listed, but not be limited to, plant materials, planting soil and placement.
- All planted beds shall receive 100% coverage by a fully automatic irrigation system as per plans.
- Landscape Contractor shall be responsible for providing temporary watering provisions until such time as the irrigation system is operational.
- All areas labelled mulch/gravel to receive a 2" layer of material over a weed barrier material.

plant details



palm/large tree planting detail



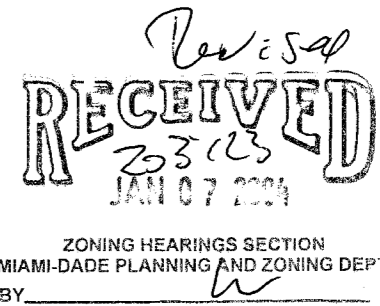
small tree planting detail

landscape legend

Zoning District	RU4	Net Lot Area	6.74	acres	293.764	s.f.
OPEN SPACE		REQUIRED		PROVIDED		
A. Square Feet of open space required by Chapter 22, as indicated on site plan:		117,506		120,910		
Net Lot Area = 293,764 s.f. x 40 % = 117,506 s.f.						
B. Square Feet of parking lot open space required by Chapter 18A, as indicated on site plan:		1490		1490		
No. parking spaces 149 x 10 s.f. per parking space =						
C. Total s.f. of landscaped open space required by Chapter 33: A+B =		118,996		122,400		
LAWN AREA CALCULATION						
A. 118,486 total s.f. of landscaped open space required by chapter 33		118,486		122,400		
B. Maximum lawn area (sod) permitted = 30 % x 118,486 s.f. =		35,545		35,545		
TREES						
A. No. trees required per net lot acre 28		541		189		
Less existing number of trees meeting minimum requirements						
x trees x Net Lot Acres						
B. % Palms allowed: No trees provided x 30%		58		0		
C. % Natives Required: No. trees provided x 30%		58		129		
D. Street Trees (maximum average spacing of 25' o.c. - palms):		49		29		
1010 linear feet along street / 35						
E. Street Trees located directly beneath power lines (maximum average spacing of 25' o.c.):		n/a		n/a		
x linear feet along street/25 =						
SHRUBS						
A. No. trees required 189 x 10 + No. of shrubs required		590		4823		
B. % Natives required: No. shrubs required 1890 x 30%		1447		3229		

require for Both Parcels

plant specifications, details and tabular data



general revision	01.06.04
city comments	12.11.03
	12.5.03
	11.03.03
Revisions	8.25.03
Revisions	8.7.03
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